CASE NO. 552-PA-2004

FIRST AVENUE AND GOLDWATER

PROJECT NARRATIVE:

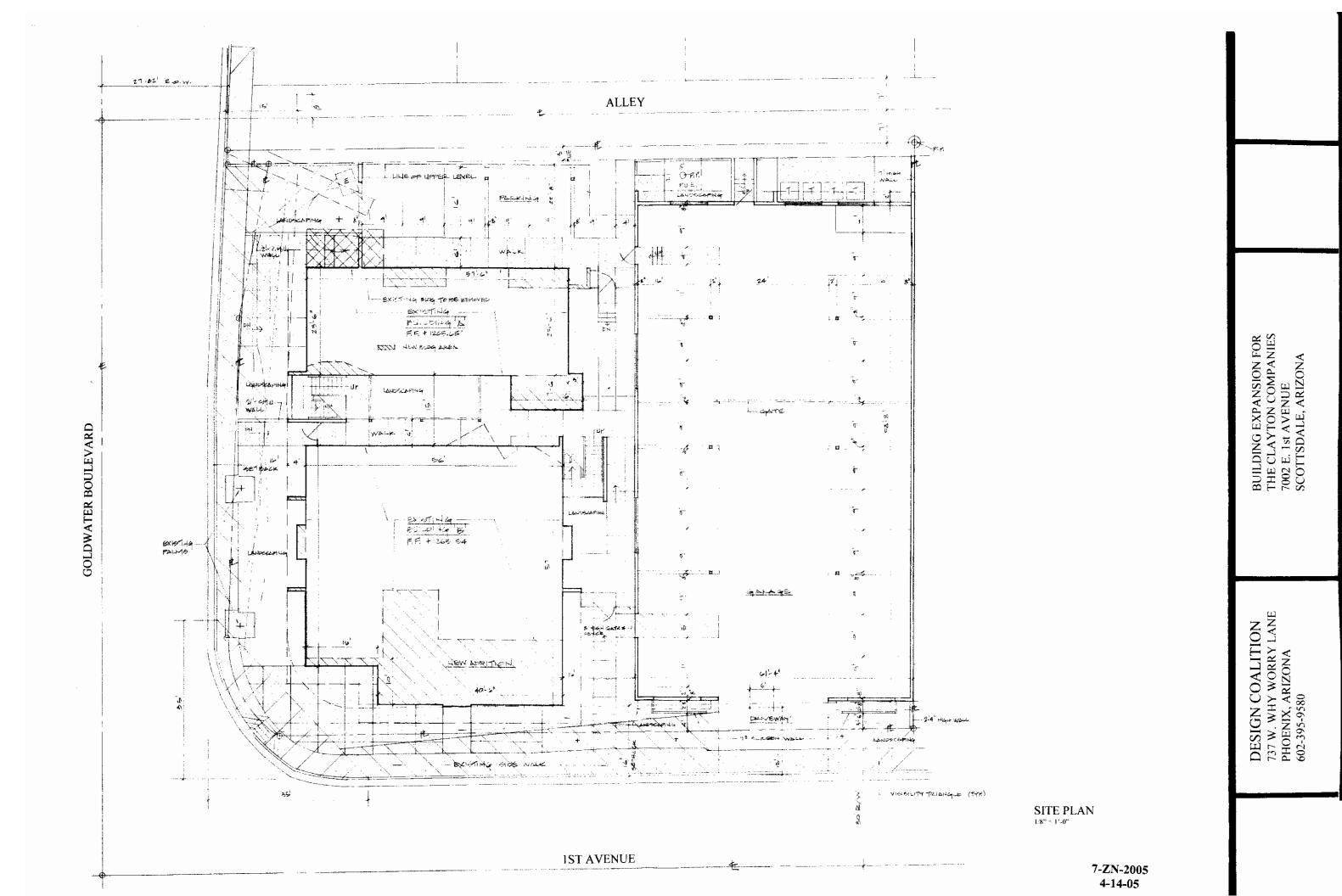
THIS PROJECT IS LOCATED ON THE NORTHEAST CORNER OF FIRST AVENUE AND GOLDWATER BOULEVARD. THERE IS AN EXISTING BUILDING TWO STORY OFFICE BUILDING ON THE WEST SIDE OF THE SITE AND AN EXISTING PARKING LOT ON THE EAST SIDE OF THE PROPERTY. TOM FRENKEL, THE OWNER, PLANS TO REMODEL THE EXISTING BUILDING. THE PLANS CALL FOR ADDING MORE OFFICE/RETAIL AND RESIDENTIAL SPACE TO THE EXISTING BUILDING. THE PARKING AREA WILL BECOME A PARKING GARAGE, AND FOUR NEW TWO STORY RESIDENTIAL LOFTS WILL BE ADDED ABOVE THE GARAGE.

CURRENTLY THE EXISTING BUILDING IS 7365 SF THE NEW OFFICE AREA WILL BE APPROXIMATELY 7000 S.F. AND AN ADDITIONAL 8871 S.F. WILL BE RESIDENTIAL UNITS. THE PARKING GARAGE WILL BE FOR VISITOR PARKING AND WILL INCLUDE A GATED PARKING AREA FOR THE RESIDENCES. ACCESS TO THE RESIDENCES SHALL BE THROUGH A COURTYARD THAT CONNECTS THE RESIDENCES WITH THE OFFICE/RETAIL SPACES AND THE REAR ON SITE PARKING AREA..

THE BUILDING DESIGN WILL BE CONTEMPORARY. THE BUILDING MATERIALS WILL BE 8X8X16 WHITE SPLIT FACE BLOCK WITH 4"BANDS FOR SMOOTH NATURAL GRAY BLOCK. AREAS OF DARK GRAY STAINLESS STEEL PANEL WILL PROVIDE A CHANGE IN TEXTURE AND WILL NOT BE REFLECTIVE. THE WINDOW FRAMES WILL BE BRUSHED ALUMINUM TO BE COMPATIBLE WITH THE STAINLESS STEEL PANELS. THE EXTERIOR BUILDING RAILINGS WILL BE CLEAR GLASS WITH A STAINLESS STEEL CAP RAIL. THE INTERIOR RAILINGS WILL BE METAL RAILINGS PAINTED TO MATCH THE ROOFING MATERIAL. THE WINDOW GLAZING WILL BE CLEAR INSULATED LOW-E GLASS. THE SLOPED ROOF WILL BE A METAL ROOF OF MEDIUM GRAY TO CO-ORDINATE WITH THE STAINLESS STEEL PANELS ON THE SIDES OF THE BUILDING. METAL SCREEN ON THE ROOF WILL CONCEAL THE MECHANICAL EQUIPMENT AND WILL BE THE SAME AS THE ROOFING MATERIAL, WHICH HAS A WEATHERED ZINC LOOK.

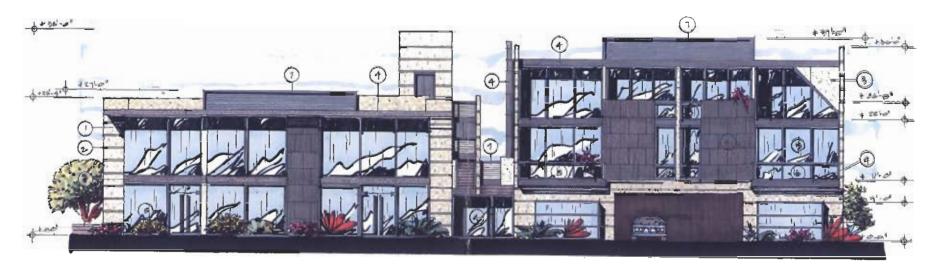
THE AREA CONSIST OF A MIXTURE OF DIFFERENT ARCHITECTURAL SCHEMES. THE PROPOSED BUILDING WILL CREATE A MORE INVITING STREETSCAPE WITH THE LARGE NEW PAVED ENTRANCES AND GLASS

FACADES. IT WILL BE LIGHT IN APPEARANCE AND INVITING TO PASSERS BY, WHILE PROVIDING PRIVACY AND SECURITY FOR THE RESIDENTIAL UNITS. NEW LANDSCAPING WILL BE ADDED THROUGHOUT THE COMPLEX TO MEET THE CITY OF SCOTTSDALE LOW WATER REQUIREMENTS.





- I. SPLIT FACE BLOCK-SUPERLITE-MISSION WHITE
  2. SMOOTH FACE BLOCK-SUPERLITE-NATURAL GRAY
  3. STUCCO SAND FINISH
  PAINTED DUNN-EDWARDS-DEWIRI DROPLETS
  4. STAINLESS STEEL PAINELS, FACIA AND GATES
  MIRROR METALS-HL T-plaining-DARK GRAY
  5. ZLEAR GLASS-PPG-LOW E INSULATED
  W BRUSHED ALUMINUM SYSTEMS
  6. METAL ROOP: PAD-CLAD ALUMINUM
  KYNAR 500 METALLICS-WEATHERED ZINC
  7. METAL SCREEN WALL: PAD CLAD ALUMINUM
  KYNAR 500 METALLICS-WEATHERED ZINC
  8. HANDRALLS: GLASS W STAINLESS STEEL TRIM CAP
  9. METAL HANDRALL: PAINTED DUNN-EDWARDS
  DE6399 LEGENDARY GRAY
  10. METAL SIDNIG: PAD-CLAD ALUMINUM
  KYNAR 500 METALLICS-WEATHERED ZINC
  11. METAL SIDNIG: PAD-CLAD ALUMINUM
  KYNAR 500 METALLICS-WEATHERED ZINC
  11. METAL SIDNIG: PAD-CLAD ALUMINUM
  KYNAR 500 METALLICS-WEATHERED ZINC
  11. METAL GRILLE: PAINTED DUNN-EDWARDS
  DE6399 LEGENDARY GRAY
  12. FROSTED GLASS IN METAL FRAME: PAINTED
  DUNN-EDWARDS DE6309 LEGENDARY GRAY
  13. WOOD DOORS STAINED: HALEY ARCHITECTURAL
  DOORS RED GAR WY CLEAR FINISH
  14. METAL DOORE PAINTED DUNN-EDWARDS
  DE6309 LEGENDARY GRAY
  1. MEGAL DOORE PAINTED DUNN-EDWARDS
  DE6309 LEGENDARY GRAY
  1. METAL DOORE PAINTED DUNN-EDWARDS
  DE6309 LEGENDARY GRAY
  1. METAL DOORE PAINTED DUNN-EDWARDS
  DE6309 LEGENDARY GRAY
  1. METAL DOORE PAINTED DUNN-EDWARDS
  DE63009 LEGENDARY GRAY
  1. METAL DOORE PAINTED DUNN-EDWARDS



**SOUTH ELEVATION** 1.8" [.-0,



NORTH ELEVATION



INTERIOR-SOUTH ELEVATION

BUILDING EXPANSION FOR THE CLAYTON COMPANIES 7002 E. 1st AVENUE SCOTTSDALE, ARIZONA

DESIGN COALITION 737 W. WHY WORRY LANE PHOENIX, ARIZONA 602-395-9580